

IN RE: PETITION FOR SPECIAL HEARING  
NE/S Yorkway, 710' NW of the  
c/1 of Leeway  
(2510 Yorkway)  
12th Election District  
7th Councilmanic District  
Griffith Davis  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 89-263-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve the nonconforming use of the subject property as a five unit apartment building in a D.R. 10.5 zone as more particularly described in Petitioner's Exhibit 1.

The Petitioner, Griffith Davis, and the Contract Purchaser, by David G. Johnston of Landex, Inc., appeared, testified and were represented by John B. Gontrum, Esquire. Also appearing on behalf of the Petition were Douglas Kennedy, a registered professional engineer with KCW Consultants, Inc., who prepared Petitioner's Exhibit 1, and Ronald Gajewski. Petitioner's Exhibit 1 contains additional notations placed thereon by the attorney for the Petitioner. There were no Protestants.

At the onset of the hearing, it was determined that the Petition filed was incorrect. The Petitioner requested an amendment of the Petition and asked for the nonconforming use of the subject property as a four unit apartment building. The motion was approved.

Testimony indicated that the subject property, known as 2510 Yorkway, was improved by a four unit apartment building in 1943 or 1944. Testimony indicated that there are two units on the first floor of the building and two units on the second floor with one unit existing in the basement. The remaining portion of the basement is improved with storage

and utility space. The subject property is serviced by a rear parking area which is accessed off of a common alley. Tax records submitted into evidence establish that the subject building has been assessed and transferred over the years as at least a four unit apartment building continuously and without interruption since approximately early 1944. Testimony and evidence presented substantiates that the building was originally constructed as a four unit apartment building and has been used consistently as a four unit apartment building since its original development. The evidence tends to indicate the subject property was zoned "D" residential during the 1945 Baltimore County Comprehensive Zoning. The evidence further establishes that the exterior parameters of the building have not changed or been altered since the original construction.

Numerous other cases have been considered over the years for nonconforming use in the immediate vicinity. Affidavits from those cases also were introduced by Petitioner and indicate that the Yorkway units were all built at about the same time in 1943 or 1944 as four unit apartment buildings. Over the years some buildings have added additional units in the basement area. In almost every case, without exception, nonconforming uses have been granted for at least four units. Case No. 89-103-SPH was decided in September, 1988 for 2532 Yorkway for a similar building in the next block. Additionally, Case Nos. 88-14-SPH and 86-290-SPH found that nonconforming uses existed for at least four apartments since prior to 1945. In the instant case, the Petitioner requests a nonconforming use for the original four apartment units only. The subject property is located within a group of buildings in which units were previously granted nonconforming use status in either Case Nos. 88-377-SPH or 88-456-SPH.

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ORDER RECEIVED FOR FILING  
Date 12/29/88  
By J. Robert Haines

The first issue to be determined in a nonconforming use case is whether or not the property in question was legally and permissibly developed prior to the statutory change which created the alleged nonconforming status. The four unit apartment building in the instant case was constructed prior to the adoption of the 1945 zoning regulations. This property is often referred to by the Petitioner and in this Opinion as an apartment building. This building is an apartment house as that term was defined in the original 1945 Baltimore County Zoning Regulations (B.C.Z.R.). That term was then defined as:

"A detached building used and/or arranged for occupancy as dwellings for three or more families as separate housekeeping units. All such housekeeping units shall have unity in use and be supplied, in common, with heat, sewerage and/or other public convenience or utilities."

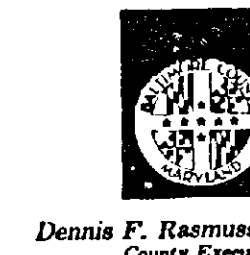
There is evidence of heat and public utilities in common and an acceptable number of apartment units. Therefore, the building does comply with the "D" residential zoning placed on the land on January 2, 1945 for an apartment house.

The Petitioner has established that the building existed prior to January 2, 1945 or the beginning of zoning regulations. The Petitioner has also established that the building was acceptable under the "D" residential zoning in place from January 2, 1945 through 1955.

The second principal to be applied, as specified in Section 104.1, is whether or not there has been a change in the use of the property. A determination must be made as to whether or not any change that has occurred is a different use and therefore breaks the continued nature of the nonconforming use. If the change in use is found to be different than the original use, the current use of the property shall not be considered

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

December 29, 1988



Dennis F. Rasmussen  
County Executive

Community Development Administration  
45 Calvert Street  
Annapolis, Maryland 21401

Benton Mortgage Company  
5731 Lyons View Drive  
Nashville, Tennessee 37919

RE: Yorkway Apartments

Gentlemen:

I have this day taken testimony and evidence with respect to the following Yorkway Apartment Buildings:

2513 Yorkway  
2515 Yorkway  
2517 Yorkway  
2519 Yorkway  
2521 Yorkway  
2506 Yorkway  
2611 Yorkway  
2613 Yorkway  
2625 Yorkway  
2605 Yorkway  
2607 Yorkway  
2627 Yorkway  
2629 Yorkway  
2504 Yorkway  
2510 Yorkway  
2511 Yorkway

Based on the testimony and evidence presented, I am issuing findings of fact and conclusion of law indicating that these buildings all have legal nonconforming uses as four unit apartment buildings.

The following properties 2609 Yorkway, 2619 Yorkway, 2527 Yorkway and 2529 Yorkway have all previously been found to have legal nonconforming uses. To my knowledge, there are no zoning violations outstanding on any of these buildings, and they may continue as four unit apartment buildings in conformance with the laws and regulations of Baltimore County.

Very truly yours,  
J. Robert Haines  
Zoning Commissioner

JRH:tem

nonconforming. See McKemy v. Baltimore County, Md., 39 Md. App. 257, 385 A2d. 96 (1978).

Clearly, the use of the subject property has not changed since 1944. The property has always been a four unit apartment building and there have been no changes or interruptions in that use. The subject property was also in compliance with the original "D" residential zoning for an apartment house for four (4) apartment units.

The Petitioner does not claim an expansion of this use beyond the original four apartments. The evidence establishes the apartments in the subject building have been occupied continuously and without interruption since approximately 1944.

Pursuant to the advertisement, posting of the property, and public hearing held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of December, 1988 that the Petition for Special Hearing to approve the nonconforming use of 2510 Yorkway as a four unit apartment building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

J. Robert Haines  
Zoning Commissioner  
for Baltimore County

JRH:bjs

-4-

ORDER RECEIVED FOR FILING  
Date 12/29/88  
By J. Robert Haines

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333

J. Robert Haines  
Zoning Commissioner

John B. Gontrum, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL HEARING  
NE/S Yorkway, 710' NW of the c/1 of Leeway  
(2510 Yorkway)  
12th Election District - 7th Councilmanic District  
Griffith Davis - Petitioner  
Case No. 89-263-SPH

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,  
J. Robert Haines  
Zoning Commissioner  
for Baltimore County

JRH:bjs

cc: People's Counsel  
File



Dennis F. Rasmussen  
County Executive

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve as a legal non-conforming use (with five apartments) 2510 Yorkway, Baltimore County, Maryland

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Judith S. Siegel, President  
(Type or Print Name)

Landex Corporation  
250 Centerville Road, Bldg. 6  
Address

Warwick, R.I. 02886  
City and State

Attorney for Petitioner:

John Gontrum  
(Type or Print Name)

809 Eastern Blvd.  
Address

Essex, Md. 21221  
City and State

Attorney's Telephone No.: 301-686-8276

Legal Owner(s):

Griffith Davis

(Type or Print Name)

Signature

(Type or Print Name)

Signature

4 Club Road

Address

Baltimore, Maryland 21234

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day

of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

J. Robert Haines  
Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING 1 Day (over)  
AVAILABLE FOR HEARING  
MON./TUES./WED. - NEXT TWO MONTHS  
ALL OTHER  
REVIEWED BY: LCR DATE 1/7/89



**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

# CERTIFICATE OF PUBLICATION

THE JEFFERSONIAN.

PO 07752  
req M2511  
case 89-263-SPH  
price \$35.63

DEC 12 1983

Dear Mr. Gontrum:

THIS FEE MUST BE PAID ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please note that due to the number of signs to be returned, there will be no need for your client to remove and return the signs, as this office will do same.

Very truly yours

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Mr. Walter Stealey  
Ms. Judith S. Siegel  
File

\* \$90.63 each property

# CERTIFICATE OF PUBLICATION

4 N. Center Place  
P. O. Box 8936  
Dundalk, Md. 21222

THIS IS TO CERTIFY, that the annexed advertisement of  
 J. Robert *Burns* in the matter of *Zoning Hearings* in Case #  
 98-263-SPB - P.O. #06996 - Reg. #N25112 - 80 times @ \$40.00.  
 was inserted in *The Dundalk Eagle* a weekly news-  
 paper published in Baltimore County, Maryland, once a week  
 for one successive weeks before the  
9th day of December 1988; that is to say,  
 the same was inserted in the issues of Dec. 8, 1988

**Kimbel Publication, Inc.**  
per Publisher

**Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353**

**J. Robert Haines  
Zoning Commissioner**

December 20, 1988

Judith S. Siegel, President  
250 Centerville Road  
Building Six  
Warwick, Rhode Island 02886

RE: Case Numbers 89-249-SPH through  
89-264-SPH - Yorkway

Dear Ms. Siegel:

Upon review of the documentation which you have submitted in the above referenced cases supporting the evidence of a nonconforming use in the 16 locations on Yorkway which are the subject of the above referenced cases, I am satisfied that if all of the dwellings were constructed with four or more bedrooms on or about January 2, 1945 that obviously an apparent nonconforming use existed at one time. In the extreme emergency of your mortgage obligations prior to December 31, 1945, I have provisionally approve the building permits subject to a final determination upon presentation of the evidence in the hearing on December 29th. The 16 cases have been advised that the hearing will occur on the 29th which will allow any protesters to provide any evidence in opposition to the existence of the nonconforming use.

Very truly yours,

*J. Robert Haines*  
J. Robert Haines  
Zoning Commissioner

TO J. Robert Haines  
Zoning Commissioner Date December 28, 1988

The applicant is requesting a special hearing to establish four apartment units within 19 buildings. The majority of which constitute Fork Park as shown on the applicant's site plan dated October 20, 1969. It is not clear from the applicant's submittal if buildings 2615, 2609, 2527 and 2529 are included in this request. Baltimore County has been involved with various improvements to apartment units at Fork Park. There has also been an effort to clean up the railroad right-of-way that is located along the rear of block No. 9. Staff has no detailed comments or recommendation regarding this request.

PK/sf

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

*J. Robert Haine*  
Zoning Commission

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Hearing  
CASE NUMBER: 89-263-SPH  
NE/S Yorkway, 710' NW of c/l of Leeway (2510 Yorkway)  
12th Election District - 7th Councilmanic  
Legal Owner(s): Griffith Davis  
Purchaser(s): Landex Corporation  
HEARING SCHEDULED: THURSDAY, DECEMBER 29, 1988 at 9:00 a.m.

SPECIAL HEARING: Nonconforming use of 2510 Yorkway (four apartments)

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

# VETERANS' ATTENTION

## THE MOST SENSATIONAL OFFER EVER MADE BRICK APARTMENT HOUSES

### 4 Individual Apartments In Each House. EACH APARTMENT HAS

SEPARATE ENTRANCE FROM MAIN BUILDING  
LARGE LIVING ROOM 8'6" IS 12'6" RICHES DEEP BY 17 FEET 3 INCHES LONG.  
BATH ROOM 8'0" IS 12'2" RICHES DEEP BY 10 FEET 3 INCHES LONG AND 10 FEET 3 INCHES DEEP. BATHROOM HAS TWO SEPARATE CLOSETES FOR CLOTHES.  
LARGE BATH ROOM WITH TUB AND SHOWER BATH AND LARGE LINEN CLOSET.  
ENTRANCE HALL WITH COAT CLOSET.  
EQUIPPED WITH BUILT-IN CABINETS, REFRIG., GAS RANGE AND WEATHERSHED ELECTRIC REFRIGERATOR.  
HOT WATER HEATING PLUMB WITH SEPARATE THERMOSTAT IN EACH APARTMENT.  
REPAIRS STORAGE ROOM IN BASEMENT FOR EACH APARTMENT.  
LAUNDRY TUBS AND TOILET IN BASEMENT. HARDWOOD FLOORS AND 2ND FLOOR.  
CHURCHES OF ALL DENOMINATIONS, PLATOONS AND BROTHER SHOOTING CENTER NEARBY, AND A NEW MILLION DOLLAR HIGH SCHOOL WITHIN TWO BLOCKS. RAIL WATER PAVING BRICK WITHIN FIVE MINUTE DRIVE.

CONCRETE HOUSES	INCLUDING GROUND	PRICE \$17,000.00
BETTER HOUSES SLIGHTLY LOWER		

BUILT IN 1914

ALL BROWN MATERIALS

CONSTRUCTION OF THESE HOUSES WAS SUPERVISED AND INSURED BY  
FEDERAL HOUSING ADMINISTRATION

IF YOU MAKE A CASH PAYMENT OF \$500.00 AND FINANCE YOUR MORTGAGE UNDER F.H.A., FEDERAL ADMINISTRATION APPROVED LOAN, YOUR MONTHLY PAYMENTS WILL BE AS FOLLOWS:

Your rent received from two apartments at \$15.00 per month	\$ 66.00
Your rent received from two apartments at \$15.00 per month	\$ 66.00
Taxes and G. P. A. APPROVED RATES	\$ 10.00
TOTAL	\$ 142.00
TOTAL RECEIPTS PER MONTH	\$ 176.00

YOUR MORTGAGE WOULD BE \$116.00 FOR 30 YEAR TERM

YOUR MONTHLY PAYMENT ON THE MORTGAGE WOULD BE	\$ 88.48
INTEREST FOR FIRST MONTH	\$ 88.48
YOUR MONTHLY PAYMENT ON THE MORTGAGE WOULD BE	\$ 88.48
1/16 OF YOUR ANNUAL COUNTY TAXES	\$ 8.00
F.H.A. INSURANCE	\$ 3.00
1/16 OF YOUR FIRE INSURANCE	\$ 11.52
TOTAL MONTHLY PAYMENT ON MORTGAGE	\$ 110.98
Balance of income left to you after mortgage payment	\$ 55.02

YOUR OTHER YEARLY EXPENSES FOR RUNNING THE HOUSE ARE:

COAL BURN, 18 TONS AT \$1.00 PER TON	\$ 18.00
WATER USED FOR YEAR OVERHEAD	\$ 6.00
ELECTRICITY USED PER YEAR (AVERAGE)	\$ 10.00
MAINTENANCE OF PAINT, STAIRS, LIGHTS, ETC.	\$ 8.00
SEWER PIPES	\$ 5.00
TOTAL ANNUAL EXPENSES: OTHER THAN MORTGAGE	\$ 47.00
DIVIDED BY 12 MONTHS, EQUALS PER MONTH	\$ 3.92

AMOUNT LEFT FROM MONTHLY RENT AFTER PAYING MORTGAGE AND ALL EXPENSES

AMOUNT LEFT FROM MONTHLY RENT AFTER PAYING MORTGAGE AND ALL EXPENSES	\$ 22.75
Add to this the amount you have paid on your mortgage	\$ 23.00
YOUR TOTAL MONTHLY PROFIT	\$ 45.75
OR YOU CAN LIVE IN ONE APARTMENT RENT FREE AND STILL HAVE A NICE INCOME	\$ 65.00

SEE THE FURNISHED SAMPLE APARTMENT 1ST FLOOR 254 YORKWAY  
OPEN DAILY—SATURDAY—SUNDAY—12 NOON TO 7:30 P.M.

Take 20c to Duval and Liberty Parkway walk to end of 2500 Block Liberty Parkway (Leeway) turn left on Leeway 1 block. Sample House on corner.

**JEROME J. GERHART, Agent**  
2534 YORKWAY      PHONE DUNDALK 1701



# AFFIDAVIT OF NANCY CAPECCI

I, NANCY CAPECCI, hereby certify that I am over 18 years of age and am competent to testify as follows:

1. My husband and I first purchased 2528 Yorkway in 1946 and lived there from 1947 through 1962. We continued to own that property until 1985, but rented it between 1962 and 1985. I reacquired the property in 1987.
2. During the period of time that I lived at 2528 Yorkway, as well as the period that I was visiting the property on a weekly and sometimes a daily basis in my capacity as a landlord, I was acquainted with the other properties along Yorkway.
3. I have testified in Case Number 89-103 and have given an Affidavit in that case. My testimony and Affidavit are correct with respect to the facts recited. In Case Number 89-103-SPH I identified the filer, a copy of which is attached hereto and made a part hereof as part of the original advertising for the premises along the 2500 and 2600 Yorkway.
4. All of the apartment buildings in the 2500 and 2600 block of Yorkway were originally built prior to 1945 as four unit apartments. Some of the units had basement apartments or later added basement apartments to them.
5. I have also testified in Case Number 88-14-SPH before the Board of Appeals with respect to 2619 Yorkway, and feel competent to testify that all of these buildings which are the subject to the case here today were originally built prior to 1945 as four

**PETITIONER'S EXHIBIT 3A**

# AFFIDAVIT

My name is Connie Ports and my address is Apartment B, 2607 Yorkway, Dundalk Maryland 21222. I first moved to the Yorkway area in 1963 and after leaving for a short while, I moved back again in 1971. I have acted as a manager for several of the apartment buildings in the 2600 block of Yorkway and at one time managed 2619 Yorkway. I testified before the Baltimore County Board of Appeals in Case No. 88-14 with respect to 2609 and 2619 Yorkway. It was my testimony at that time under oath, that I have been in all of the buildings along the 2600 block of Yorkway and that they were all identical as four (4) unit apartment buildings, except that some apartments had added an additional apartment in the basement. It was and is my testimony that these buildings were all constructed originally as four (4) bedroom unit apartments and during the familiarity with these apartments for the 1960's up to the present time, these buildings have all been used continuously and uninterruptedly with four (4) apartment units per building.

I solemnly declare and affirm that the above statements are true to the best of my knowledge, information and belief.

*Connie R. Ports*  
CONNIE PORTS

I hereby certify that on this 20th day of December 1988, before me, Notary Public for said State and County, personally appeared CONNIE PORTS, Affiant, and solemnly affirmed under the penalties of perjury and under oath in due form of law that the contents of the foregoing paper are true to the best of her knowledge, information and belief.

*Kenneth W. Martin*  
NOTARY PUBLIC  
BALTIMORE COUNTY, MD.

My commission expires: 7/1/90

LAW FIRM  
ROMADKA,  
GONTIUM  
& HENNEGAN  
ESSEX, MARYLAND

**PETITIONER'S EXHIBIT 3B**

# AFFIDAVIT

My name is James Thompson and I am the Zoning Enforcement Supervisor for the Department of Planning and Zoning in Baltimore County, Maryland. I have been employed in the Zoning Office as a Zoning Enforcement Officer and as a Zoning Inspector for 11 1/2 years. For the past 6 years, I have acted as the Chief of the Zoning Enforcement Section. Over these years, I have become acquainted with the apartment buildings on Yorkway in the Dundalk area of Baltimore County. Numerous violations have been filed against various units on the Yorkway complex for exceeding the permitted number of units within the given zone. A review of the zoning records on the numerous violations which we have researched over the past decade indicates that the apartment units on the 2500 and 2600 block of Yorkway were all built about the same time in 1943 and 1944. The units were all built as four (4) unit apartments. When zoning became effective in January in 1945, these apartment buildings were classified as a Class D residential zone. This zone allowed three (3) units or more per dwelling. However, the original regulations provided for non-conforming uses as follows:

"A lawful non-conforming use existing on the effective date of the adoption of these regulations may continue, provided, however, upon any change from such non-conforming use to a conforming use, or any attempt to change from such

**PETITIONER'S EXHIBIT 4**

RE: ZONING VIOLATION  
2510 Yorkway  
12th Election District  
Mr. Griffith Davis  
4 Club Road  
Baltimore, Maryland 21210  
Defendant

BEFORE THE  
ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY  
76-96-V, C-76-27

# ORDER OF DISMISSAL

A complaint has been filed with the Zoning Office concerning an alleged violation of the Baltimore County Zoning Regulations at the above captioned location in Baltimore County.

Enjoys a legal nonconforming use for five apartments.

As there appeared no apparent violation of the Baltimore County Zoning Regulations at the present time, the matter is DISMISSED.

*Kenneth W. Martin*  
Zoning Commissioner of  
Baltimore County

Date: April 7, 1976

**PETITIONER'S EXHIBIT 5**

7-45-13

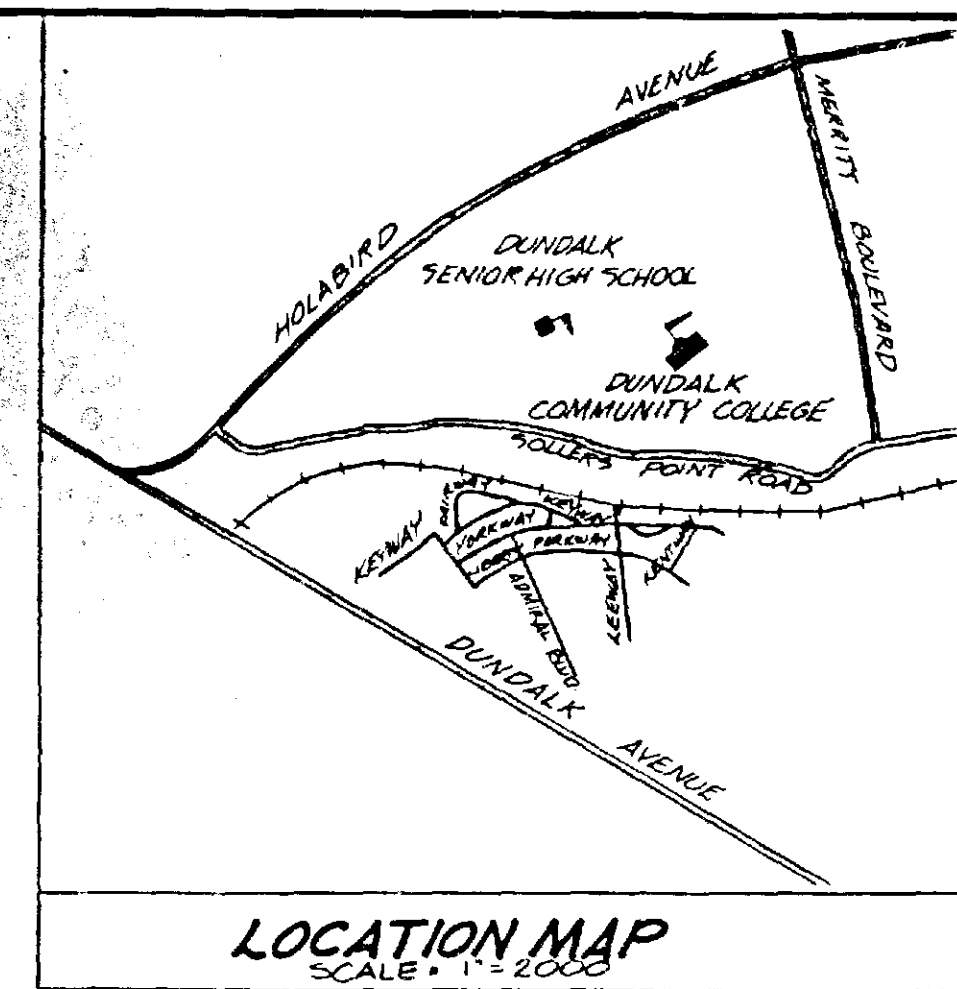
DISTRICT 13

ASSESSMENT  
BALTIMORE COUNTY, MD.

DATE	NAME	ADDRESS	REMARKS	ASSESSMENT	TAXES
DATE	NAME	ADDRESS	REMARKS	ASSESSMENT	TAXES



PLAT NO. 4 OF "DUNDALK"  
C.W.B., JR. 12, FOLIO 63



SITE DATA

1. EXISTING ZONING D.R. 10.5
  2. PROPOSED ZONING D.R. 10.5
  3. ALL BUILDINGS SHOWN HEREON ARE EXISTING 2-STORY BRICK APARTMENT BUILDINGS CONTAINING 4-1, BEDROOM UNITS EACH.
  4. PUBLIC WATER AND SANITARY SEWER PRESENTLY SERVE THIS SITE
  5. OFF-STREET PARKING REQUIRED:  
60-2 BR UNITS x 1.25 = 75  
20-1 BR UNITS x 1.25 = 25  
100 PARKING SPACES
- OFF-STREET PARKING PROVIDED: 0 PARKING SPACES

ADDRESS	OWNER	DEED REFERENCE	ACC. #
*2504 YORKWAY	YORKWAY PARTNERSHIP	EHK JR 6361-394	12-12-061010
*2506 YORKWAY	NATHAN J. WINSLOW ALICE E. WINSLOW	EHK JR 6558-22	12-08-004230
*2510 YORKWAY	GRIFFITH H. DAVIS	OTG 5280-112	12-10-25250
*2511 YORKWAY	CARL J. VERSTANDIG DENISE VERSTANDIG	EHK JR 6900-206	12-08-056200
*2513 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-13-043440
*2515 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-08-002842
*2517 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-13-043441
*2519 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-13-043442
*2521 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-13-043443
2527 YORKWAY	YORKWAY PARTNERSHIP	EHK JR 6361-394	12-18-049050
2529 YORKWAY	YORKWAY PARTNERSHIP	EHK JR 6361-394	12-02-073350
*2605 YORKWAY	LOUIS PUGLESE MARY JOAN PUGLESE	EHK JR 7117-127	12-11-047661
*2607 YORKWAY	LOUIS PUGLESE MARY JOAN PUGLESE	EHK JR 7105-391	12-01-069120
2609 YORKWAY	JOSEPH R. KAPICHAP	S.M. 7572 - 350	12-11-001230
*2611 YORKWAY	NATHAN J. WINSLOW ALICE C. WINSLOW	EHK JR 6052-248	12-01-074432
*2613 YORKWAY	NATHAN J. WINSLOW ALICE C. WINSLOW	EHK JR 6052-257	12-01-074431
*2619 YORKWAY	JOSEPH R. KAPICHAP	S.M. 7596-244	12-11-047740
*2625 YORKWAY	NATHAN J. WINSLOW ALICE C. WINSLOW	EHK JR 6052-263	12-18-049053
*2627 YORKWAY	MICHAEL KOZLOWSKI ELIZABETH KOZLOWSKI GLENN WILLIAM DAVIS JOHN JOSEPH DAVIS	EHK JR 6826-204	12-18-049370
*2629 YORKWAY	MICHAEL KOZLOWSKI ELIZABETH KOZLOWSKI GLENN WILLIAM DAVIS JOHN JOSEPH DAVIS	EHK JR 6726-204	12-18-049111

**PETITIONER'S  
EXHIBIT 1**

\* PLAT TO ACCOMPANY PETITION  
FOR SPECIAL HEARING

PRINT  
DEC 27 1988  
KCW CONSULTANTS, INC.

DEVELOPER:  
LANDEX CORPORATION  
250 CENTERVILLE RD. BLDG. F  
WARWICK, RHODE ISLAND 02886  
ATTN: MS. JUDITH SIEGEL  
(401) 732-5430

SITE PLAN  
**YORK PARK**  
12<sup>TH</sup> ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1" = 50' OCTOBER 20, 1988. DWG. G-1

KCW Consultants, Inc.  
Civil Engineers and Land Surveyors  
1777 Reisterstown Road  
Commercentre, Suite 175  
Baltimore, Maryland 21208  
(301) 484-0963

REVISED FRONT SETBACKS, 12/27/88  
FINAL SET, 12/6/88

